136.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,115,800 / 2,115,800
					USE VALUE:	2,115,800 / 2,115,800
					ASSESSED:	2,115,800 / 2,115,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOKINOS G STEVEN & DEBORAH
Owner 2:	
Owner 3:	
Street 1:	3 BRANTWOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRANTWOOD 3 RLTY ASSOC LLC -
Owner 2:	-
Street 1:	3 BRANTWOOD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 5807 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12280.000	1,406,200		709,600	2,115,800
Total Card	0.282	1,406,200		709,600	2,115,800
Total Parcel	0.282	1,406,200		709,600	2,115,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.35 | /Parcel: 364.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87658
GIS Ref:
GIS Ref:
Insp Date: 07/11/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,406,200	0	12,280.	709,600	2,115,800	2,115,800	Year End Roll	12/18/2019
2019	101	FV	1,123,800	0	12,280.	749,000	1,872,800	1,872,800	Year End Roll	1/3/2019
2018	101	FV	1,123,800	0	12,280.	551,900	1,675,700	1,675,700	Year End Roll	12/20/2017
2017	101	FV	1,123,800	0	12,280.	528,200	1,652,000	1,652,000	Year End Roll	1/3/2017
2016	101	FV	1,087,000	0	12,280.	488,800	1,575,800	1,575,800	Year End	1/4/2016
2015	101	FV	1,012,500	0	12,280.	410,000	1,422,500	1,422,500	Year End Roll	12/11/2014
2014	101	FV	1,012,500	0	12,280.	400,500	1,413,000	1,413,000	Year End Roll	12/16/2013
2013	101	FV	1,012,500	0	12,280.	381,600	1,394,100	1,394,100		12/13/2012

!10586!

PRINT

Date	Time
12/11/20	00:52:40

LAST REV

Date	Time
09/08/16	11:31:09

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10586

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRANTWOOD 3 RLT	65218-502		4/15/2015	Intra-Corp	1	No	No		
GERRITSEN DEIRA	51325-44		6/18/2008	Change>Sale	1,350,000	No	No		
WIXTED MARY E	35921-261		7/19/2002		1,200,000	No	No		
PALMER ROBERT	31610-196		7/14/2000		975,000	No	No		
MCLAUGHLIN PAUL	26991-374		1/15/1997		352,000	No	No		Y

USER DEFINED

Prior Id # 1:	87658
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2016	374	Addition	238,500	O				
6/11/2013	836	Solar Pa	21,000					
11/26/2008	1461	Renovate	422,000	O				RENOVATE EXISTG HO
11/5/2008	1400	Demo gar	10,000					
11/19/1999	779	Add Bath	14,000					ADD BATH
3/11/1998	126	Redo Bat	2,500					REMODEL BATH
3/2/1998	99	Porch	18,000					REBUILD PORCHES
2/28/1997	84	Manual	15,000					STEEL BEAM

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2016	Meas/Inspect	DGM	D Mann
4/9/2014	Measured	PC	PHIL C
6/11/2013	Info Fm Prmt	EMK	Ellen K
5/13/2009	Info Fm Prmt	BR	B Rossignol
3/10/2009	Measured	372	PATRIOT
10/30/2002	MLS	MM	Mary M
11/17/2000	MLS	MM	Mary M
11/29/1999	Mailer Sent		
11/5/1999	Measured	266	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12280		Sq. Ft.	Site		0	90.	0.64	10									709,561						709,600	

Total AC/HA: 0.28191 | Total SF/SM: 12280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 709,561 | Spl Credit | Total: 709,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	5	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.83081627
Const Adj.:	0.99989998
Adj $ / SQ:	107.995
Other Features:	198000
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1474012
Depreciation:	67805
Depreciated Total:	1406207

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	15	7	
Totals			
1	15	7	

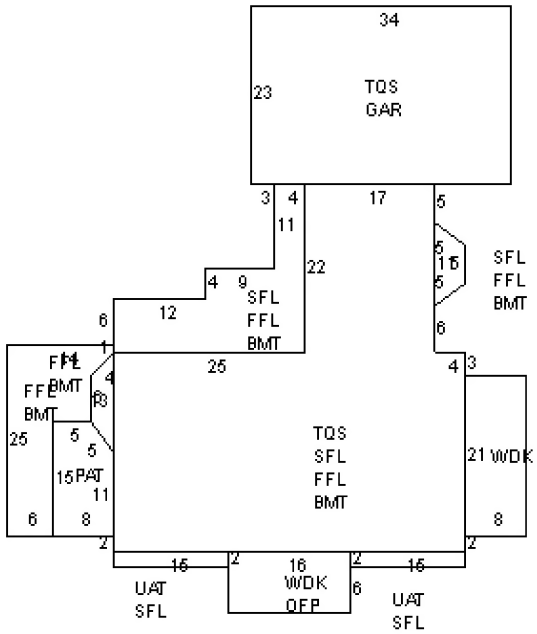
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.87
Special Features:	0	Val/Su Net:	151.99
Final Total:	1406200	Val/Su SzAd	242.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,110	32.400	68,361
FFL	First Floor	2,110	108.000	227,870
SFL	Second Floor	1,933	108.000	208,755
TQS	3/4 Story	1,764	108.000	190,504
GAR	Garage	782	18.200	14,229
WDK	Deck	296	9.380	2,776
OFP	Open Porch	128	29.390	3,762
PAT	Patio	114	5.540	631
	Net Sketched Area:	9,252	Total:	717,536
Size Ad	5807	Gross Are	9885	FinArea 5807

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	